

**Lake Sovereign Homeowners Association, Inc.  
Architectural Review Committee Application**

|                                       |                         |
|---------------------------------------|-------------------------|
| Date: _____                           | Lot #: _____            |
| Owner Name: _____                     | Phone #: _____          |
| Address: _____                        | E-Mail: _____           |
| City: _____                           | State: _____ Zip: _____ |
| Contractor: _____                     | Phone #: _____          |
| Address: _____                        | E-Mail: _____           |
| City: _____                           | State: _____ Zip: _____ |
| Contractor's Business License # _____ |                         |

**DESCRIPTION OF WORK TO BE DONE** (Specify type of material, color, photographs, etc - use attachments, if necessary)

---

---

---

---

Applications are required for *ALL* new construction and *ANY* changes affecting the exterior of an existing residence. This includes, but is not limited to; house painting, front door painting, pool construction, screen enclosures, patios, decks, fences, sea walls, pavers, landscape borders, hurricane shutters, roofs, gutters, solar panels, garage coach lights and landscape/accent lighting, etc. *These applications will be reviewed at regularly scheduled ARC monthly meetings.*

Depending on the type of work to be performed, please include pertinent information describing the project as provided in the ARC Procedures and Standards. **Applications MUST be submitted 30 days prior to the start of work.** Work cannot commence without ARC approval. Certain requirements are listed below for swimming pools, decks, patios, roofs, fences, hurricane shutters, sea walls, etc. Copies must be provided with application.

- Site plan/survey showing all setbacks to include drainage plan.
- Plans from contractor performing the work drawn to scale 1in = 10 ft
- Landscape plan for surrounding area.
- Erosion control/soil disturbance permits (if required).
- Cherokee County permits (if required).
- Copy of contractor's insurance certificate.

As required by the Documents for the Association \*, all improvements must be in accordance with the terms and conditions of the ARC approval or disapproval. All work shall commence within 90 days of approval. Any changes or modifications must be submitted to the ARC for consideration. Any unapproved or non-complying improvements may be subject to enforcement procedures, including, but not limited to the demand for removal, imposition of assessments, and/or legal injunctions.

Any damages to common areas, adjacent homeowners' properties or application's own property caused during construction, included but not limited to sprinklers, turf, pipes, drainage swales, roadways, sidewalks, etc. must be returned to pre-construction condition at the expense of the applicant homeowner. All such repairs must be completed within 30 days of final inspection and/or substantial completion of the project. This also includes the removal of any stains on streets or sidewalks from leaking oils, paint, chemicals, etc. Please ensure that your contractor is aware of these requirements.

Note that all construction and installation of any improvements shall comply with local, state, and federal building and land use regulations. Compliance with these regulations is the responsibility of the homeowner. This ARC review and approval is neither a review nor an approval, for compliance with any local, state, or federal building or land use regulations.

Building, electrical, soil disturbance, or plumbing permits may be required. The determination of the necessity of any permits is the responsibility of the homeowner. Obtaining any necessary permits is the responsibility of the homeowner. Changes to the proposed plan necessitated by permits or compliance with local, state, or federal building or land use laws are subject to additional review by the Architectural Review Committee (ARC).

Please submit this application via First Class Mail to:

*ARC Submissions  
Lake Sovereign Homeowners Association  
330 Lake Sovereign Court  
Canton, Ga. 30114*

Applications should be submitted 30 days prior to beginning your project. The ARC will do all it can to have your application reviewed in a timely manner so as not to impede the timely completion of your project.

**I HAVE READ, UNDERSTAND AND AGREE TO THE ABOVE STATED REQUIREMENTS AND OBLIGATIONS OF THIS APPLICATION, THE ARC STANDARDS AND GOVERNING DOCUMENTS OF THE ASSOCIATION:**

\_\_\_\_\_  
Owner's Signature/Date

\_\_\_\_\_  
Joint Owner's Signature/Date

\*See [www.lakesovereign.net](http://www.lakesovereign.net) for copies of governing documents.

**Lake Sovereign Homeowners Association, Inc.**

**ARCHITECTURAL REVIEW COMMITTEE ACTION:**

This ARC request has been reviewed for the limited purpose of determining if it complies with the Deed Restrictions set forth in Lake Sovereign Homeowner Covenants, Bylaws and ARC Standards. No ARC review has been made with respect to function, safety, or compliance with building codes or other government regulations. Cherokee County building permits where applicable, must be obtained before the approved project begins. The undersigned expressly disclaims liability of any kind with respect to this request, the review hereof, or any structures built pursuant hereto, including but not limited to, liability for negligence or breach of contract, or implied warranty.

An approved ARC request is valid for the period of "Project Start Date" through "Project Completion Date" only.

Start Date: \_\_\_\_\_ Project Completion Date: \_\_\_\_\_

\_\_\_\_ **ARC APPROVAL**      \_\_\_\_ **ARC DISAPPROVAL**

Additional ARC Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
ARC Representative Signature/Date

\_\_\_\_\_  
ARC Representative Signature/ Date

-----  
**HOMEOWNER: Complete and return bottom portion of this form when work has been completed**  
-----

NAME: \_\_\_\_\_ LOT # \_\_\_\_\_

Brief Description of Work Completed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Completed: \_\_\_\_\_ Date Final Review by ARC: \_\_\_\_\_

Please return to:

**Lake Sovereign Homeowners Association, Inc**  
**330 Lake Sovereign Court**  
**Canton, Ga 30114**

## ARCHITECTURAL SUBMITTAL CHECKLIST

✓ **Review Covenants and ARC Standards**

Owners are required to review the Declaration of Covenants and the Architectural Design Guidelines with their architect and builder(s).

✓ **Application**

Please complete the attached application

✓ **Description of project(s)**

Include a complete description of materials, dimensions and color samples.

✓ **Site Plan**

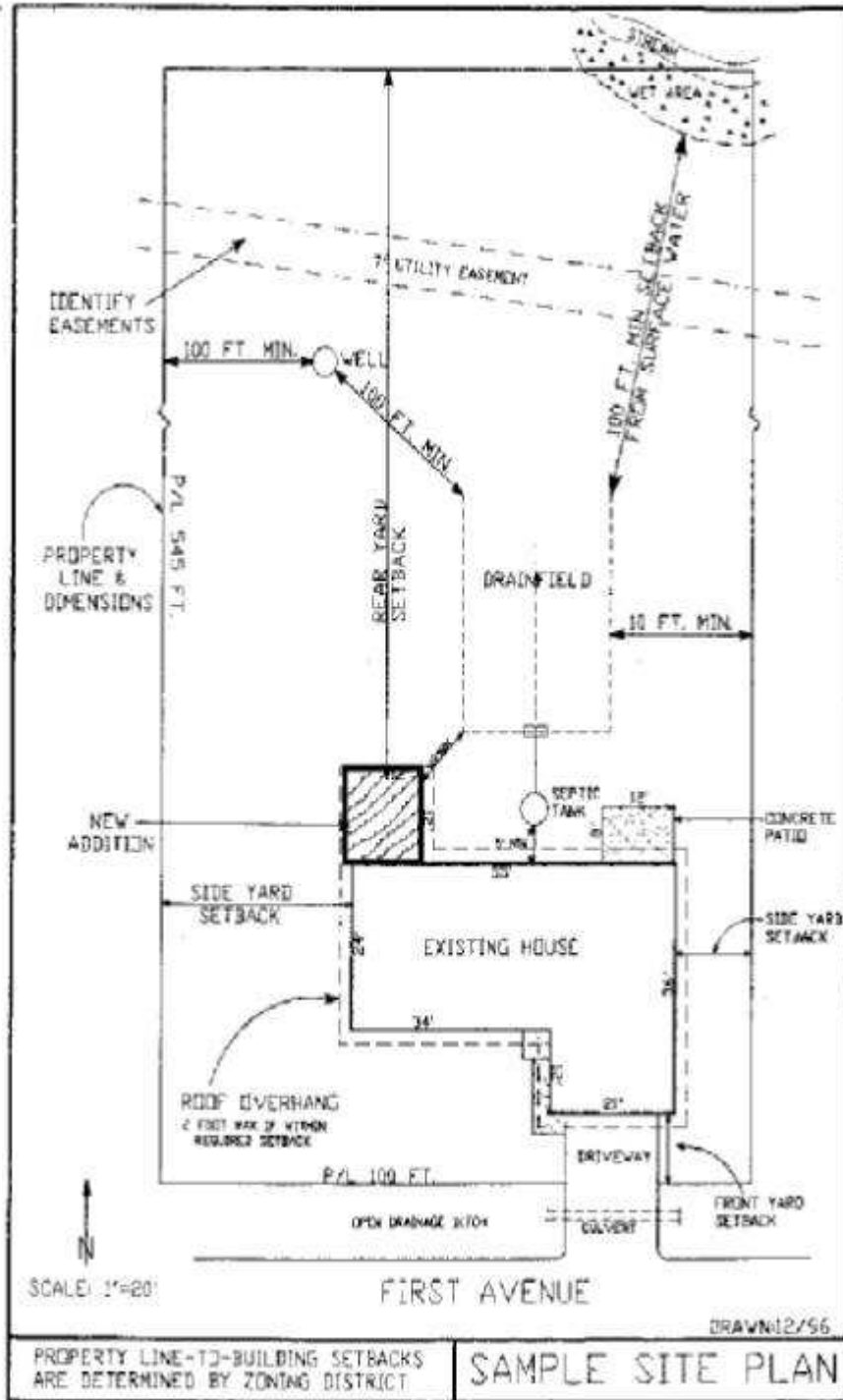
Includes, but is not limited to, location of project(s), distance dimensions, setbacks from lot lines.

✓ **Submit Application:**

Please include along with this application, a simple foot print drawing of where the work will be located on your lot in relation to your lot lines and home. If you plan to build any structures, please LIST THE TYPES OF MATERIALS you plan to use, as well as the COLOR TO BE APPLIED, and SHOW THE DESIGN of the structure.

**See attached examples.**

**THIS IS A SAMPLE OF HOW TO SUBMIT YOUR SITE PLAN**



PROPERTY LINE-TO-BUILDING SETBACKS ARE DETERMINED BY ZONING DISTRICT

SAMPLE SITE PLAN

**THIS IS A SAMPLE OF HOW NOT TO SUBMIT YOUR SITE PLAN**

**BUILDING SITE APPLICATION PLOT PLAN**  
(This is not a permit)

SITE NO. \_\_\_\_\_ PARCEL NO. \_\_\_\_\_

INDICATE THE FOLLOWING INFORMATION. LABEL EXISTING OR PROPOSED. IF DRAWN, ON THE DRAWING, DRAW TO SCALE

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 1. Utility easement</li> <li><input type="checkbox"/> 2. Property boundary lines</li> <li><input type="checkbox"/> 3. Easements (showing location and extent intended on or adjacent to)</li> <li><input type="checkbox"/> 4. Any features of property (trees, water, etc.)</li> <li><input type="checkbox"/> 5. Surrounding lots</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Wells or springs</li> <li><input type="checkbox"/> 7. Power lines (P.A. overhead and buried)</li> <li><input type="checkbox"/> 8. Any existing structure (house, garage, etc.)</li> <li><input type="checkbox"/> 9. Any other structures (sheds, etc.)</li> <li><input type="checkbox"/> 10. Any other structures (sheds, etc.)</li> <li><input type="checkbox"/> 11. Wells or springs within 100' of property lines</li> </ul> |
|---|--|

DRAFT

See survey

100'

House

Garage

100'

Drainfield

I HEREBY CERTIFY THAT ANY PERMITS ISSUED BY THE COUNTY CONSISTENT WITH THIS APPLICATION PLAN ARE VALID ONLY IF CONSTRUCTION IS ACCORDING TO THIS PLAN.

|             | MAXIMUM DISTANCE IN FEET |                                  |               |                     |               |                            |
|-------------|--------------------------|----------------------------------|---------------|---------------------|---------------|----------------------------|
| Component   | Well or System Line      | Water Supply Line Under Pressure | Surface Water | Building Foundation | Property Line | Out to Bank                |
| Building    | 50                       | 10                               | 10            | —                   | —             | —                          |
| Septic Tank | 50                       | 10                               | 50            | 5                   | 5             | —                          |
| Drainfield  | 100                      | 50                               | 100           | 10                  | 5             | 25 (down to 20 inside lot) |